

Active Development Projects
By PROJECT
Updated 3/12/2014

Project Name	DSP Number	Review Phase	Address	Description	Planner (s)	Sq. Footage (appx)	Res. Units
Lindsay Lexus	2006-00006	Approved	3650 WHEELER AV	Vehicle prep center, offices, and vehicle storage. 2-phase project.	Gary Wagner	38,428	-
Potomac Yard Landbay I & J East _a	2006-00018	Under Construction	2301 MAIN LINE BV	Landbays I & J East Partial - Development of 227 townhouse units.	Pat Escher	536,180	-
Woodmont Park Apartments	2007-00003	Approved	5400 MORGAN ST	Request for an increase and reconfiguration of off street parking for an existing apartment development.	Gary Wagner	-	-
Potomac Yard Landbay G (Infrastructure) _b	2007-00022	Under Construction	2801 MAIN LINE BV	Potomac Yard Landbay G Potomac Yard Town Center (Infrastructure Plan).	Jessica McVary	682,056	-
Mark Center V (IDA)	2007-00027	Approved	4850 MARK CENTER DR	Plaza 1A-Building 5. This is a revised (amendment) plan for Building 5 originally approved under DSUP2002-0038. The original plan for Building 5 was never released and therefore never constructed.	Dirk Geratz, Colleen Willger	629,537	-
Potomac Yard Dog Park at Landbay L	2008-00005	Released	1400 MAIN LINE BV	Potomac Yard Dog Park at Landbay L.	Gary Wagner	-	-
Mount Vernon Commons	2008-00011	Approved	3015 MOUNT VERNON AV	Time extension for previously approved DSUP2005-0041.	Maya Contreras	110,788	141
Potomac Yard Partial I&J West, L	2008-00022	Under Construction	2501 JEFFERSON DAVIS HY	Landbays I & J West Partial, Partial Landbay L. Request to develop 136 townhomes and 208 urban lots.	Gary Wagner, Jim Roberts	878,069	344
All Nations Church of God	2009-00002	Approved	5200 FILLMORE AV	Request for extension of DSP2005-00008.	Katye North	6,702	-
Mark Center Plaza I	2009-00005	Released	4850 MARK CENTER DR	Project is a Final Site Plan request for Roadway Improvements which are tied to the DOD Mark Center Project. Roadwork includes Mark Center Dr., N. Beauregard St, and Seminary Rd. Engineering Project Manager: Lisa Jaatinen.	Pat Escher	-	-
The Calvert	2009-00006	Under Construction	3110 MOUNT VERNON AV	Submittal for major modifications to existing development.	Katye North, Gary Wagner	294,717	332
Freedman's Cemetary	2009-00013	Released	1001 S WASHINGTON ST	Request for establishment of a memorial at the site of the contrabands and freedmens cemetery.	Colleen Willger	-	-
Virginia Theological Seminary	2009-00015	Released	3737 SEMINARY RD	Development Special Use Permit to construct 4 buildings totaling appx. 57,342 sq. ft for additional student housing with parking; combined Preliminary and Final Site Plan application to install new mechanical room and associated pipes for conveyance of the heating/cooling to buildings on the campus.	Pat Escher, Jessica McVary	7,750	-
Alexandria Sanitation Authority (Alex Renew)	2009-00017	Under Construction	1500 EISENHOWER AV	Improvements (state of the art nitrogen upgrade program) to the ASA facility at 1500 Eisenhower Avenue.	Katye North, Gary Wagner	4,000	-
Marino's Pizza Restaurant	2010-00004	Approved	3100 JEFFERSON DAVIS HY	Extension of a previously approved Development Special Use Permit (DSUP #2010-0004) to construct an addition onto a restaurant.	Jim Roberts, Katye North	3,270	-
Charles Barrett Modular Addition	2010-00005	Released	1115 MARTHA CUSTIS DR	School: Charles Barret Elementary - 1115 Martha Custis Dr SEE DSUP2010-0003 FOR REVIEW ACTIVITY.	Pat Escher	82,308	-
James Polk Elementary	2010-00009	Released	5000 POLK AV	School: James K Polk - 5000 Polk Ave SEE DSUP2010-00003 FOR REVIEW ACTIVITIES.	Pat Escher	59,349	-
Patrick Henry Modular Addition	2010-00010	Released	4643 TANEY AV	School: Patrick Henry - 4643 Taney Ave SEE DSUP2010-0003 FOR REVIEW ACTIVITIES.	Pat Escher	86,304	-
Potomac Yard - LB K Amendment	2010-00012	Released	2401 JEFFERSON DAVIS HY	Amendment to DSP2006-00013.	Pat Escher	-	-
Route 1 Improvements	2010-00014	Released	2301 JEFFERSON DAVIS HY	Route 1 Widening - Glebe Rd to Monroe Ave.	Colleen Willger	-	-
Edmonson Plaza (Sign amendment)	2010-00015	Approved	1701 DUKE ST	Request for an amendment to DSUP2006-0023 to allow sign illumination.	Maya Contreras, Gary Wagner	-	-
Mercedes Benz	2010-00022	Completeness	200 S PICKETT ST	Development Special Use Permit to add 23,731 SF to the existing structure to provide additional service space to include an automatic car wash facility and auto lifts.	Pat Escher	66,860	-
Yates Corner	2010-00023	Built	515 MOUNT VERNON AV	2-story retail/auto service building with detached convenience store.	Gary Wagner, Jim Roberts	23,568	-
Harris Teeter Old Town	2010-00027	Under Construction	735 N SAINT ASAPH ST	Request to develop a ground level Harris Teeter with residential on levels 2 - 5 with request to rezone to CDD, consolidation of plat, TMP, and master plan amendment.	Dirk Geratz	232,235	175
The Madison (Bel Pre)	2010-00028	Built	800 N HENRY ST	Retail Residential/mixed use.	Dirk Geratz	361,216	360
Potomac Yard Landbay L - Multifamily	2011-00001	Released	1400 S MAIN LINE BV	Request to develop a five story residential multifamily with 277 units and 3,534 gsf of retail. 364 above grade parking spaces.	Katye North, Gary Wagner	306,538	276
Edmonson Plaza	2011-00005	Released	1701 DUKE ST	Request for an increase in the allowable office use from 50% to 80% on the first floor.See DSP2006-00023 condition 14.	Maya Contreras, Gary Wagner	127,908	-
The Delaney	2011-00007	Released	100 S PICKETT ST	Request to rezone and redevelop the site as a mixed use residential/retail building.	Pat Escher	229,217	189
Dash Impound Lot	2011-00008	Released	3000 BUSINESS CENTER DR	Request to develop the unused portion of the existing DASH facility to be used as a city impound lot. Submitted as combined Preliminary/Final.	Dirk Geratz	-	-
Mark Center Control Access Gates	2011-00013 2011-00018 2011-00019	Released	1500 N BEAUREGARD ST	Request for site plan amendment to provide an access control system to surface parking at three property entrance.	Pat Escher	-	-
East Reed Townhomes	2011-00014	Mylar	101 E REED AV	Request to develop five townhomes on two combined lots and widening the alley.	James Roberts, Gary Wagner	8,863	5
Safeway on King Street	2011-00015	Under Construction	3526 KING ST	Request to develop a Lifestyle Safeway grocery store and retail building.	Pat Escher	126,347	-
Episcopal HS - Townsend Hall Expansion	2011-00017	Released	1200 N QUAKER LA	Request to remove existing Williams West Wing and replace it with a larger wing at Episcopal High School.	Dirk Geratz	29,628	-
Potomac Yard - Landbay H/I Multifamily	2011-00021	Under Construction	2500 MAIN LINE BV	Request to develop a six story multifamily with below grade parking and 7,700 sf of retail.	Pat Escher, Jessica McVary	381,622	249
James Bland - Phase V - Block F	2011-00022	Under Construction	998 N ALFRED ST	Request to construct multifamily buildings along N. Patrick and N Alfred.	Dirk Geratz, Katye North	83,371	76
Braddock Metro Place	2011-00024	Under Construction	1261 MADISON	Request to construct a 10 story multi-story building.	Dirk Geratz, Jessica McVary	151,158	165
Potomac Yard - Landbay G - Building C	2011-00025	Under Construction	2801 MAIN LINE BV	Final Site plan for Building C. Approval under DSUP2007-0022.	Dirk Geratz, Jessica McVary	342,942	211
Potomac Yard - Landbay G - Building F	2011-00026	Under Construction	2801 MAIN LINE BV	Request to develop multifamily residential units.	Jessica McVary, Dirk Geratz	189,203	112

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King Street Bus Loop	2011-00027	Final 3	1900 KING STREET	Request to reconfigure the design of the King Street metro station bus loop.	Maya Contreras, Jim Roberts	-	-
East Reed AHC Multifamily	2011-00028	Mylar	118 E REED AV	Request to develop a 5-story, 78 unit multifamily apartment building .	Maya Contreas, Dirk Geratz	100,696	54
Virginia Theological Seminary Chapel	2011-00029	Released	3737 SEMINARY RD	Request for reconstruction of chapel of ages.	Pat Escher	19,304	-
Landmark Gateway (Phase I)	2011-00030	Under Construction	631 S PICKETT ST	Request to amend the previously approved DSUP#2006-00021 and CDD#2008-0003 with a parking reduction.	Gary Wagner	549,890	492
Edsall Road - Shell Gas Station	2011-00032	Approved	5740 EDSALL RD	Request to redevelop gas station to include a convenience store and car wash. SUP for automobile related services, car wash, and parking reduction.	Richard Lawrence, Pat Escher	4,035	-
Eisenhower Ave Fire Station	2011-00033	Under Construction	5261 EISENHOWER AV	Request to construct new 3-story Fire Station containing existing Police Firing Range and Impound Lot.	Dirk Geratz, Maya Contreras	39,702	-
Prince Street Hotel	2011-00034	Under Construction	1620 PRINCE ST	Request to construct s 6-story hotel with 5.5 levels of guest rooms. SUPs requested: Hotel use, valet parking, and transition setback modification.	Maya Contreras, Dirk Geratz	74,058	109
James Bland Phase III - Block D	2012-00001	Released	918 N COLUMBUS ST	For tracking purposes only. James Bland Phase III (Block D). Conditions approved under DSUP#2008-0013 and amended by DSUP#2011-0003 and DSUP#2011-0022.	Dirk Geratz, Maya Contreras	89,734	35
Stevenson Ave Residences Extension	2012-00002	Approved	6125 STEVENSON AV	Extension request for DSUP#2004-0028. No changes requested from original approval.	Pat Escher	183,696	121
ATA Development Extension Block 20	2012-00003	Approved	2200 MILL RD	Extension request for DSUP#2007-0017. Request to split conditions of approval to have office and residential blocks stand alone. Residential portion of approval given new DSUP#2012-0023.	Gary Wagner	585,000	-
Braddock Gateway Phase II	2012-00004	Approved	1100 N FAYETTE ST	Request to construct a residential building with ground level retail and publicly accessible park.	Pat Escher, Colleen Willger	183,123	185
Potomac Yard - Landbay L Partial (2008-0022)	2012-00005	Under Construction	2501 JEFFERSON DAVIS HY	For tracking purposes only for Final review process. Approved under DSUP#2008-0022. See case for staff report and conditions.	Colleen Willger	352,568	124
Enterprise Rent-a-car	2012-00007	Mylar	4700 EISENHOWER AV	Request for adaptive reuse of restaurant wholesale building to be used for vehicle staging and light maintenance facility for Enterprise rent a car.	Pat Escher	56,761	-
Potomac Yard Landbay G - Block D	2012-00008	Approved	701 E GLEBE RD	Request to develop two multi-story office buildings w/in Landbay G; Block D.	Dirk Geratz, Jessica McVary	560,506	-
Alexandria Toyota Extension	2012-00009	Approved	3750 JEFFERSON DAVIS HY	Request for extension of previously approved DSUP#2007-0034.	Pat Escher	13,000	-
Del Ray Greens (Anthony's Auto) Extension	2012-00010	Expired	2903 MT VERNON AV	Extension request for previously approved DSUP#2007-0035. No changes to site plan or conditions requested.	Maya Contreras, Gary Wagner	9,040	-
Jefferson Houston School	2012-00011	Under Construction	1501 CAMERON ST	Request to construct a PK-8 school, rezone from RB and POS to RB zone.	Dirk Geratz, Maya Contreras	153,274	-
Potomac Yard Landbay J Multifamily	2012-00012	Released	1800 MAIN LINE BV	Request to develop a five story multifamily residential building below grade parking and 2,500 sf of ground level retail.	Katie North, Gary Wagner	299,736	183
Potomac Yard Landbay G, Block H	2012-00013	Under Construction	2900 MAIN LINE BV	Amendment to Landbay G DSUP2007-00022 to permit development of a full-sized grocery store and 211 multifamily residential units, 3 levels of below-grade parking and a parking reduction.	Dirk Geratz, Jessica McVary	542,694	253
Alexandria Memory Care	2012-00015	Preliminary	2805 KING ST	Development Special Use Permit to rezone the property from the R-8 District to the RCX District, consolidate 4 parcels to construct an 80,000sf four-story addition to the existing assisted living facility.	James Roberts, Gary Wagner	74,640	66
Potomac Yard Power Substation Extension	2012-00016	Approved	521 E MONROE AV	Extension request for 24 month extension of previousl approved DSUP#2007-0009.	Dirk Geratz, Maya Contreras	3,982	-
Pickett's Ridge - Phase II Extension	2012-00017	Approved	1101 FINLEY LA	Extension request of DSUP2009-0007 for 5 years.	Katie North	22,308	2
Princess Street Townhomes	2012-00018	Under Construction	813 PRINCESS ST	Request to construct three townhomes on the existing asphalt parking lot.	Dirk Geratz	5,614	3
Cummings Hotel	2012-00019	Mylar	220 S UNION ST	Request to develop a five-story multi-floor hotel with restaurant and SUP for parking reduction.	Gary Wagner, Katie North	101,235	121
Parkwood Court	2012-00022	Mylar	101 N RIPLEY ST	Request to remove the existing pool and construct additional parking.	Pat Escher, Ryan Price	-	-
Cromley Row	2012-00024	Mylar	317 N COLUMBUS ST	Request to develop 5 townhomes.	James Roberts, Gary Wagner	7,780	5
Jefferson Davis Warehouse	2012-00025	Concept	3006 JEFFERSON DAVIS HWY	Development Special Use Permit to expand the existing warehouse from 4,320 sq. ft. to 11,500 sq. ft. for retail use for 3-9 tenants to include restaurants with outdoor dining on a widened sidewalk, retail, dry cleaning, etc; parking reduction to 28 spaces.	James Roberts, Gary Wagner	11,500	-
Four Mile Run Pump Station	2012-00027	Released	3650 COMMONWEALTH AV	Four Mile Run Pump Station Upgrade.	Katie North, Gary Wagner	2,000	-
Block 19 Residential Building	2012-00028	Released	750 PORT ST	Request to develop residential multifamily building.	Katie North, Gary Wagner	508,756	477
The Middleton (North Royal Townhomes)	2012-00029	Under Construction	333 N ROYAL ST	Request to construct 4 townhomes.	Dirk Geratz, Jessica McVary	16,603	4
Tony's Corner	2012-00030	Mylar	2700 JEFFERSON DAVIS HY	Request to redevelop site with multi-unit retail/restaurant spaces.	Dirk Geratz, Jessica McVary	10,525	-
Slater's Lane Residences	2012-00031	Mylar	800 SLATER'S LA	Request to construct a four story multifamily residential building with underground parking and increase in FAR from 1.25 to 1.5.	Pat Escher	38,670	33
Washington Suites Residences	2012-00032	Final 2	100 S REYNOLDS ST	Request to convert the hotel building back to multifamily residential building with above ground structured parking garage.	Gary Wagner, Richard Lawrence	223,883	219
Seminary Road Subdivision	2012-00033	Concept 2	5216 SEMINARY RD	Development Site Plan to subdivide a single family lot to construct 8 rear-loaded townhouses with a 6,000 square feet driveway isle of permeable pavers. Replacement trees will be planted at the back property line along the edge.	Pat Escher	17,760	8
George Mason Elementary Modular Addition	2012-00034	Mylar	2601 CAMERON MILLS RD	Modular addition of 4 classrooms to the existing school.	Gary Wagner	9,515	-
The Gateway at King & Beauregard	2013-00001	Completeness	4600 KING ST	Development Special Use Permit to construct a mixed-use development with appx. 453 residential units, office, an appx. 620,099 sq. ft. grocery store, an appx. 144 room hotel and retail space. The proposal also include a request for a Rezoning from OCM(100) to CRMU-H.	Pat Escher, Katie North, Ryan Price	695,500	488
700 N Washington	2013-00002	Approved	702 N WASHINGTON ST	Request to construct a mixed use commercial/residential building with ground floor retail. Applicant is also requesting a parking reduction.	Dirk Geratz, Maya Contreras	39,015	32
Cameron Park	2013-00003	Final 2	450 S PICKETT ST	Development Special Use Permit to build two mixed use buildings for residential, ground floor retail, and townhouse units.	Pat Escher, Ryan Price	678,280	535
Landmark Mall	2013-00004	Final 3	5801 DUKE ST	Landmark Mall - Mixed Use (after DSP2012-00021 - Concept 1 Review, the applicant decided to submit two different plans for Concept 2 Review).	Pat Escher, Katie North, Ryan Price	679,185	373

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Landmark Gateway (Phase II)	2013-00005	Under Construction	631 S PICKETT ST.	Landmark Gateway Phase II (Phase 1 - DSUP2011-00030).	Katy North, Gary Wagner	549,890	492
Southern Towers	2013-00006	Final 1	5055 SEMINARY RD.	Development Special Use Permit to subdivide existing parcel 020.01-01-03 into seven (7) lots and to allow construction of an addition to an existing residential apartment building for retail use, an extension of the existing lobby to the residential building, and various modifications to the existing loading dock and existing parking lots.	Pat Escher	400,000	-
Hunting Terrace	2013-00007	Final 4	1199 S WASHINGTON ST.	Request to construct two 5 story apartment buildings with two levels of underground parking.	Dirk Geratz, Jessica McVary	464,811	443
Hoffman Blocks 11 and 12	2013-00008	Final 4	2210 EISENHOWER AV	Development Special Use Permit request for an extension of existing approval (DSP2009-0004) with no changes.	Gary Wagner, Jim Roberts	1,324,154	1,243
The Dorn Building	2013-00010	Mylar	521 E. HOWELL AV	Redevelopment of the existing vacant pump house and storage yard (proposing a retail and office mixed use building).	Dirk Geratz, Jessica McVary	2,956	-
King Building	2013-00012	Extension	923 KING ST	Request for extension of an existing approval (DSUP2010-0002) to construct an addition to the subject property.	Dirk Geratz	9,242	-
T.C. Williams High School Tennis Courts	2013-00014	Mylar	3300 KING ST	Request for an approval of a development special use permit to construct six new tennis courts with lighting in the Northwest corner of the campus.	Gary Wagner, Jim Roberts	-	-
Victory Center	2013-00015	Approved	5001 EISENHOWER AV	Request for an extension of the approved site plan DSP2010-0011 with no changes proposed.	Pat Escher, Maya Contreras	1,045,440	-
509 N. Saint Asaph St	2013-00016	Mylar	509 N SAINT ASAPH ST	DSUP request to allow the adaptive reuse construction of 9 townhomes within the existing health department building and 7 new townhomes in an existing parking lot.	Dirk Geratz, Maya Contreras	42,228	16
Hampton Inn	2013-00017	Approved	1616 KING ST	Amendment to SUP #98-0039 to add two additional guest rooms to the Hampton Inn.	Dirk Geratz, Maya Contreras	-	-
Block 8 - Hoffman Town Center	2013-00018	Mylar	2401 EISENHOWER AV	Amendment to the previous DSUP2011-0020 to increase the allowable building height.	Katy North, Gary Wagner	697,417	-
Alexandria Renew Administration Building	2013-00019	Mylar	340 HOOFFS RUN DR	Request to construct a 6-story office building and one level of at grade parking garage.	Katy North, Gary Wagner	71,949	-
Wilkes Townhomes	2013-00020	Mylar	711 WILKES ST	Development Special Use Permit to build 6 townhomes.	Dirk Geratz, Jessica McVary	14,802	6
South Patrick Street Residences	2013-00021	Mylar	206 S PATRICK ST	Development Special Use Permit request to construct residential townhomes.	Dirk Geratz, Maya Contreras	12,345	7
1505 Powhatan Townhomes	2013-00022	Final 2	1505 POWHATAN ST	Development with 16 townhomes.	Dirk Geratz, Jessica McVary	35,200	16
Cotton Factory	2013-00023	Preliminary	515 N WASHINGTON ST	Development of an existing structure to convert it from office use to residential use for 34 units while incorporating a northern and southern residential expansion.	Dirk Geratz	43,315	49
Hess Gasoline Station	2013-00024	On Hold (Concept 2)	620 S PATRICK ST	Development Special Use Permit to redevelop a 310 SF gas station kiosk into a 1,926 SF convenience store, 4 fueling islands with 8 total fueling positions, new canopy structure, and associated utilities and site features. Existing underground tanks will be replaced and relocated. Rezoning from CL to CSL.	Dirk Geratz, Jessica McVary	3,870	-
Carlyle Plaza Two (Amendments)	2013-00025	Approved	760 JOHN CARLYLE ST	Amendment to DSUP2011-00031 to enable the conversion of up to 250,000 square feet of office to hotel space and 125,000 square feet of office to residential space.	Gary Wagner, Katy North	2,347,170	632
Seminary Overlook	2013-00026	Approved	4800 KENMORE AVE	Construction of four new multi-family apartment buildings.	Pat Escher, Richard Lawrence	771,957	720
Powhatan St at 1333	2013-00027	Approved	1333 POWHATAN ST	Request to construct 18 townhomes.	Katy North, Dirk Geratz	36,620	18
Cameron Run Regional Park	2014-00001	Preliminary	4075 EISENHOWER AVE	Development Special Use Permit to construct one additional water slide and its required pump building to run it; a modification to the existing parking lot to increase its number of parking spaces and improve transit flow, with sidewalk alterations.	Pat Escher	-	-
John Adams Elementary School	2014-00002	Final 1	5651 RAYBURN AVE	Development Special Use Permit and site plan, with a modification, to expand an existing parking lot with parking spaces in excess of the zoning ordinance requirement for a public school.	Pat Escher	-	-
The Fillmore	2014-00003	Approved	5000 ECHOLS AVE	Development Special Use Permit for redevelopment of an existing church to construct 2 multi-family residences with appx 258 apartment units and 9 townhomes). The proposal includes requests for increase in floor area, a parking reduction and a Master Plan Amendment and Rezoning from R-12 to CRMU-M.	Pat Escher, Ryan Price	377,729	258
Pickett Cameron (Current Bowling Alley Site)	2014-00004	Final 2	100 S PICKETT ST	Development Special Use Permit for redevelopment of an existing bowling alley to construct residential townhouse-style condominium buildings totaling 134,362 sq. ft. [originally 132,974 sq. ft.] with 48 units. Replaces DSP2011-00007.	Katy North, Ryan Price	128,426	44
Marino's Pizza Restaurant - EXTENSION	2014-00005	Preliminary	3100 JEFFERSON DAVIS HY	Development Special Use Permit to add a 2,547 square feet, two-story addition on the north side of the existing building, with an interior doorway connection; reduction in required parking due to total 44 seat capacity; waiver of loading space, rear setback modification, and reduction in crown coverage.	Jim Roberts	3,270	-
Robinson Terminal South	2014-00006	Preliminary	2 DUKE ST	Development Special Use Permit for redevelopment of existing structures except 2 Duke St Warehouse to construct mixed-use buildings and townhouses; ground floor commercial, including a restaurant; renovate pier for public use. The proposal also includes requests for increase in floor area and height, a parking reduction and a Transportation Management Plan Special Use Permit.	Dirk Geratz	282,686	95
Robinson Terminal North	2014-00007	Preliminary	501 N UNION ST	Development Special Use Permit for redevelopment of existing warehouses to construct a mixed-use residential, retail and hotel development with underground parking at 501 and 601 N Union.	Dirk Geratz	238,816	79
Virginia Theological Seminary - Student Housing	2014-00011	Final 1	3737 SEMINARY RD	Development Special Use Permit to construct 4 buildings totaling appx. 57,342 sq. ft. for additional student housing with parking.	Pat Escher, Katy North	72,942	39
Goodwin House	2014-00012	Approved	4800 FILLMORE AVE	Development Special Use Permit to construct an appx. 572,233 sq. ft residential building and for renovations to an existing residential building on the site. The proposal also includes a request for an increase in floor area, a Rezoning from RC to a CDD and approval of a Coordinated Development District Concept Plan. 333 Residential units and 80 nursing beds.	Pat Escher	572,233	333
King Street Condos	2014-00013	Concept 2	1604 KING ST	Development Special Use Permit to renovate portions of five (5) existing rowhouses and construct a new 8-story residential building (3.0 FAR) with parking on the bottom two levels (above grade).	Dirk Geratz, Maya Contreras	88,944	-
Braddock Gateway Phase I - EXTENSION	2014-00015	Preliminary	1219 FIRST ST	Extension of a previously approved Development Special Use Permit (DSUP #2011 0002) for the redevelopment of an existing warehouse facility into a mixed use 278,498 sq. ft. residential/retail development.	Pat Escher	278,498	270

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The Park Residences	2014-00017	Concept 3	601 N HENRY ST	Development Special Use Permit to construct a multi-family residential building. The proposal also includes requests for increase in floor area, a parking reduction, a Transportation Management Plan Special Use Permit, and a Master Plan Amendment and Rezoning from CSL to CRMU-M.	Dirk Geratz	51,194	22
Beauregard Town Center	2014-00018	Concept	1350 N BEAUREGARD ST	Development Special Use Permit to construct a mixed-use town center development with appx. 1,137 residential units and appx. 150,000 sq. ft. of commercial space.	Pat Escher	1,143,000	1,137
1800 Mount Vernon Avenue	2014-00019	Concept	1800 MT VERNON AVE	Development Special Use Permit to construct a 4-story, mixed-use retail/residential building with retail space on the first floor and 3 stories of residential space above, and 1-level underground parking garage: with a parking reduction from 90 to 46 spaces.	Gary Wagner	72,997	47
McDonald's	2014-00022	Concept	505 S VAN DORN ST	Development Site Plan to demolish existing McDonald's structure and rebuild new McDonald's building type 4587 yielding 3,915 square feet with a double drive-thru in a similar layout as the existing site.	Pat Escher, Katye North	3,915	-
Hoffman Block 1 Amendments	2014-00023	Concept	2460 EISENHOWER AVE	Amendment to increase the allowable floor area from 101,465 sq. ft. to 468,100 sq. ft. and, to increase the building height from 150' to 225' for the redevelopment of a hotel.	Gary Wagner, Trey Akers	468,100	-
Southern Towers Clubhouse	2014-00024	Preliminary	4901 SEMINARY RD	Development Special Use Permit to construct an appx. 42,496 sq. ft. clubhouse and a day care center at an existing apartment complex. The proposal also includes a request for a private pool and patio and new athletic facilities.	Katye North, Ryan Price	42,496	-
Hunting Point Clubhouse	2014-00025	Completeness	1204 S WASHINGTON ST	Development Site Plan to construct a building between existing apartment buildings to serve as a clubhouse and party room with a GFA of 542,846 sqft.	Dirk Geratz, Jessica McVary	542,850	-
Old Dominion Boat Club	2014-00026	Preliminary	0 PRINCE ST	Development Special Use Permit to construct a new 3-story building for the Old Dominion Boat Club. Ground level consisting of entry lobby, storage, lockers, and showers; the first floor a tap room, kitchen for private use, members board room, restrooms, elevator lobby, and outdoor patio; the second floor a multi-purpose ballroom, boat club offices, prep kitche, restrooms, elevator lobby, and balcony; and the roof an elevator lobby, roof deck, and mechanical equipment.	James Roberts, Gary Wagner	14,732	-
Hoffman Block 2 Stage I	2014-00027	Approved	312 TAYLOR DR	Development Site Plan to construct a multi-story office building consisting of 18 levels above the ground level with a total office area of 634,684 square feet, and a 985 car structured parking garage. DSUP 2005-00031 applies. Amendment submitted to transfer 225,570 SF of office density and 70 parking spaces from Block 4 and 84,817 SF of office from Block 9 to Block 2.	Trey Akers, Gary Wagner	634,684	-
Nat'l Industries for the Blind	2014-00028	Completeness	3000 POTOMAC AVE	Development Special Use Permit to construct a multi-story office building with potential ground floor retail. 164,350 SF. Onsite parking will be provided via three levels of underground parking located beneath the proposed building.	Jessica McVary, Dirk Geratz	164,350	-
Bishop Ireton HS Modernization	2014-00029	Concept	201 CAMBRIDGE RD	Development Site Plan to demolish the existing three-story faculty residential structure and build a new three-story, 36,000 SF classroom and cafeteria addition; demolish an existing chapel and parking lot entry to build a teacher parking and a new 7,500 SF chapel; and demolish the existing parking lot and build a new parking structure using its roof as an athletic practice and lacrosse field.	James Roberts, Gary Wagner	64,000	-
Victory Center	2014-00030	Concept	5001 EISENHOWER AVE	Amendment to DSP2013-00015 to convert up to 10,000 SF of office space to retail space.	Patricia Escher	10,000	-
Oakville Triangle	2014-00032	Concept	2412 JEFFERSON DAVIS HWY	Development Special Use Permit with Site plan for Oakville Triangle (CDD2014-0002) for the development of residential multi-family units over retail space, a hotel over retail space, and townhomes. Retail: 158,698 GSF. Hotel: 154,218 GSF. Residential: 1,139,657 SF. Garage: 179,257 SF. BOH: 25,718 GSF.	James Roberts, Gary Wagner	1,657,548	1,073
Mt Vernon Village Center	2014-00033	Completeness	3809 MT VERNON AVE	Development Special Use Permit to be extended; includes a Parking Reduction. Related to DSP2009-00016.	Maya Contreras, Gary Wagner	598,574	478
ARHA Ramsey Homes	2014-00035	Concept 2	699 N PATRICK ST	Development Special Use Permit to redevelop subject property by demolishing existing buildings and construct 2 multi-family residential buildings with approximately 64 apartment units. All proposed units will be publicly assisted housing.	Jessica McVary, Dirk Geratz	61,600	64
Meridian At Braddock	2014-00036	Preliminary	1200 FIRST ST	Development Special Use Permit to remove an existing surface parking lot to allow for the construction of a new courtyard and amenities area between two existing buildings for outdoor use. A parking reduction is requested for the removal of the surface parking spaces.	Maya Contreras, Dirk Geratz	100,404	-
Edmonson Plaza	2014-00038	Approved	1701 DUKE ST	Amendment to the previously approved DSUP2011-00005 to enable realty offices as retail uses.	Maya Contreras, Dirk Geratz	-	-
Duke St @ 3511	2014-00039	Concept	3511 DUKE ST	Development Special Use Permit to demolish an existent residence at 3511 Duke St, rezone the lot from R-8 to R-B, then divide the lot into 3 lots at 3233.3 SF each. Also, extend Goddard Way into the property to provide access each lot.	Katye North, Patricia Escher	9,700	3
Cameron Park - Townhomes	2014-00040	Final 1	450 S PICKETT ST	Development Special Use Permit to construct 66 townhomes in a site area of 7.80 SF, with a GFA of 199,936 SF.	Ryan Price, Patricia Escher	199,936	66
Lutheran Church & School	2014-00041	Concept	1801 RUSSELL RD	Development Special Use Permit request to alter and build an addition to the existent church, provide new restroom facilities, add an elevator to connect the two main levels, alter and build a 3-story addition to the existing school, and additional parking.	James Roberts, Gary Wagner	25,276	-
Harris Teeter	2014-00042	Approved	500 MADISON ST	Request for amendment to previously approved DSUP #2013-00013 to change hours of operation to 24/7.	Dirk Geratz	-	-
North-Parc Residences	2014-00043	Concept	1101 N WASHINGTON ST	Development Special Use Permit to redevelop existing hotel into 24 townhouse-style condominiums with garages with a GFA of 69,120 SF and improved open space.	Maya Contreras, Dirk Geratz	69,120	24
500 Pendleton St	2014-00044	Preliminary	500 PENDLETON ST	Simplified DSP - One-story addition to an existing 3 story house. Part of PUD (DSP2001-0019).	Dirk Geratz	3,896	-
Hoffman Block 2 Stage II	2014-00045	Preliminary	312 TAYLOR DR	Development Site Plan to construct a multi-story office building consisting of 18 levels above the ground level with a total office area of 632,032 square feet, and a 995 car structured parking garage. DSUP 2005-00031 applies. Amendment submitted to transfer 225,570 SF of office density and 70 parking spaces from Block 4 and 84,817 SF of office from Block 9 to Block 2.	Trey Akers, Gary Wagner	634,684	-

Active Development Projects

By PROJECT

Updated 3/12/2014

Aldi	2014-00046	Completeness	4580 DUKE ST	Development Special Use Permit request to demolish an existent restaurant and parking lot to construct a one-story grocery store and associated parking areas. The site is approximately 1.45 acres.	Ryan Price, Katie North	17,307	-
2901 Eisenhower Ave	2015-00001	Concept	2901 EISENHOWER AVE	Development Special Use Permit to construct two (2) multifamily residential buildings with approximately 540 units and 68 townhouses.	Trey Akers, Gary Wagner	1,090,000	608
Alexandria EZ Storage	2015-00002	Concept	3640 WHEELER AVE	Development Special Use Permit with FAR increase to construct a 4 story, self-storage facility with basement on the property. A modification to Section 7-902 (C) proposed for setback at line of zone change.	Katie North, Patricia Escher	134,340	1
Landmark Mall Redevelopment	2015-00003	Preliminary	5801 DUKE ST	DSUP Amendment to increase allowable square footage by 54,569 sq ft.	Katie North, Patricia Escher	54,569	-
800 North Washington Street	2015-00004	Concept	802 N WASHINGTON ST	Request for a Development Special Use Permit of a GFA of 58,844 SF to redevelop the site currently occupied by a motel and a residential dwelling. The motel will be redeveloped into a 5-story hotel with underground parking. The residential dwelling structure will be relocated on site as an accessory use. Also requesting a FAR to 2.5, parking reduction from 70 to 50 spaces, a loading space reduction from 3 to 1 space, a TMP SUP, and a modification for the zone transition requirement for a portion of the rear of the property.	Maya Contreras, Dirk Geratz	58,844	-
Potomac Yard Center Target Expansion	2015-00005	Completeness	3601 JEFFERSON DAVIS HWY	DSP amendment to increase the allowable net square footage by 8,312 SF (increase of GFA by 18,441 SF).	Dirk Geratz	18,441	-
IDA Building 5	2015-00006	Preliminary	4850 MARK CENTER DR	Request for 3 year extension for the Mark Center, DSP2007-00027.	Dirk Geratz	629,537	-
IDA at Potomac Yard (Landbay G)	2015-00007	Preliminary	701 E GLEBE RD	Request for a 3 year extension of development approvals of DSP2012-00008.	Dirk Geratz	554,648	-
Total						32,091,354	14,840

Arlandria Implementation	Maya Contreras
Arts Policy	Maya Contreras
ASA Expansion	Katie North, Gary Wagner
Beauregard Projects	Pat Escher
BRAC and WHS Review	Pat Escher
Cromley Project	Colleen Willger
Development Process Improvements	Pat Escher
EESAP Open Space	Gary Wagner, Katie North, Jim Roberts
Eisenhower Widening	Gary Wagner, Katie North, Jim Roberts
Green Building Policy	Katie North
King & Beauregard Intersection	Pat Escher
King Street Metro Improvements	Maya Contreras, Jim Roberts
King Street Station Improvements	Gary Wagner, Katie North
Potomac Yard - Landbay G Amendments	Dirk Geratz, Jessica McVary
Royal Street Bus Garage	Jessica McVary

Notes

a) Original approval for DSP2006-0018 called for 839,516 sq/ft of development. The sq/ft totals in this report reflect the remaining balance based on projects already in the pipeline for Landbay I

b) Original approval for DSP2007-0022 called for 2,096,430 sq/ft of development, and 414 units/rooms. The sq/ft and unit/room totals in this report reflect the remaining balance based on projects already in the pipeline for Landbay G